

**ORDINANCE NO. 2004-01
TOWN OF BROOKLYN**

ADOPTION OF UNIFORM DWELLING CODE

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1.1 **AUTHORITY.** These regulations are adopted under the authority granted by Section 101.65, Wisconsin Statutes.

1.2 **PURPOSE.** The purpose of this ordinance is to promote the general health, safety and welfare and to maintain required local uniformity with the administration and technical requirements of the Wisconsin Uniform Dwelling Code.

1.3 **SCOPE.** The scope of this ordinance includes the construction and inspection of one and two-family dwellings built since June 1, 1980 and additions to dwellings built prior to June 1, 1980, including attached garages.

1.4 **WISCONSIN UNIFORM DWELLING CODE ADOPTED.** The Wisconsin Uniform Dwelling Code, Chs. Comm 20-25 of the Wisconsin Administrative Code, and all amendments thereto, is adopted and incorporated by reference and shall apply to all buildings within the scope of this ordinance.

1.5 **BUILDING INSPECTOR.** There is hereby created the position of Building Inspector, who shall administer and enforce this ordinance and shall be certified by the Division of Safety & Buildings, as specified by Wisconsin Statutes, Section 101.66(2), in the category of Uniform Dwelling Code Construction Inspector. Additionally, this or other assistant inspectors shall possess the certification categories of UDC HVAC, UDC Electrical, and UDC Plumbing.

1.6 **BUILDING PERMIT REQUIRED.** No person shall alter where the aggregate fair market of such work in a twelve (12) month period exceeds \$1,000.00, build, add onto or alter any building within the scope of this ordinance without first obtaining a building permit for such work from the building inspector. Any structural changes or major changes to mechanical systems that involve extensions shall require permits. Restoration or repair of an installation to

its previous code compliant condition as determined by the building inspector is exempted from permit requirements. Residing, re-roofing, window replacement with like in kind, finishing of interior surfaces and installation of cabinetry shall be exempted from permit requirements so long as the aggregate fair market value of such work in a twelve (12) month period does not exceed \$1,000.00.

1.7 BUILDING PERMIT FEE. The building permit fee shall be determined by resolution.

1.8 PENALTIES. The enforcement of this section and all other laws and ordinances relating to building shall be by means of withholding of building permits, imposition of forfeitures and injunctive action. Forfeitures shall be not less than \$10.00 nor more than \$100.00 for each day of noncompliance.

1.9 TRIPLE FEE. Notwithstanding the above penalty provisions, when any work is begun on site without first obtaining the required permit, the Building Inspector shall have the power to stop work until a permit has been obtained. The required permit fees shall be tripled. The payment of such triple fees shall not relieve any person from fully complying with all the regulations of this ordinance, nor from any of the penalties prescribed herein.

2.0 EFFECTIVE DATE. This ordinance shall be effective upon passage and publication as provided by law.

Adopted this 10th day of February, 2004.

Roger Ladwig, Chairperson

ATTEST:

Marian Mildebrandt, Clerk

Published: _____
